

**Emails about meeting with the Board and Peter
plus the Timeline and Voting Process**

From: Sam Heidt [mailto:samheidt@gmail.com]
Sent: Tuesday, November 13, 2018 11:59 AM
To: Peter Kristian; Sharon White
Cc: Steven Engledow; Pat Futterer; Edwina Dunlap
Subject: Rental Covenant Change and Upcoming Vote

Peter and the Board,

I'm sending this on behalf of Steve Engledow, Pat Futterer, Edwina Dunlap and myself, Sam Heidt, plus the HHPCommunity group.

We met yesterday to discuss issues regarding the covenant change and would like you and the Board to consider the suggestions in the attached document. We all agree on the issues outlined in the document.

We also want to meet with you and the Board for a preliminary discussion on how we go forward. We stand ready to assist you and the Board to insure the success of this important issue.

Some additional questions arose about the timeline and how we go forward.

- Educating residents about the covenant change
- List of residents who didn't vote - when and how will it be available
- We can help organize volunteers - we have a short list already

We have a website HHPCommunity.com, a Facebook Group and an email list for those not on Facebook. We intend on using these resources to assist the Board and POA in moving this issue to a successful conclusion.

Thank you in advance and looking forward to a meeting with you.

On Tue, Nov 13, 2018 at 12:47 PM Peter Kristian <PKristian@hhppoa.org> wrote:

Sam, Steven, Pat, and Edwina- Thank you for your email which has been forwarded to the Board. A few comments- The lease back in conjunction with a sale is within the preview of the Board if the new Amendment passes. Presently anyone with a lease of 9 months or more is required to provide a copy of their lease to the POA in order to receive full privileges. The same requirement would be imposed if the lease is 6 months or more. If the amendment passes. Lease Cancellations can be handled by the Board under their authority to impose sanctions (including fines) for failure to follow the amendment as adopted.

Thank again for your comments.

Peter

From: Sam Heidt <samheidt@gmail.com>
Sent: Tuesday, December 4, 2018 8:48 PM
To: Peter Kristian
Cc: Sharon White; Steven Engledow; Pat Futterer; Edwina Dunlap
Subject: Re: Rental Covenant Change and Upcoming Vote

Peter, we were asking a number of questions in our email of Nov 13, 2018. We appreciate the position you mentioned but would like to discuss why we think it should be stronger stated in a casual meeting with you and possibly a board member. This should be a quick meeting to state our issue - nothing more.

However, of more importance is the request for the timeline for the voting.

1. When does the voting start - What is the date that the information is sent to residents for this important vote. We understand that the Board vote and the Covenant change will be sent out at the same time. **WHAT IS THAT DATE?**
2. If, as is likely, we do not have enough votes to pass the change after the Board Vote is complete, how much more time do we have to affect the voting for the Covenant Change?

These dates are important to us to time our efforts to pass the covenants change.

On Tue, Dec 4, 2018 at 9:09 PM Peter Kristian <PKristian@hhppoa.org> wrote:

Sam- Thanks for the email- The Board reviewed your email and noted your concerns and comments. It is the Board's belief that all the concerns raised will be covered in the Amendment as the Board has discretion to grant exceptions. All leases at present which are 9 months or more need to be filed with the POA. That will not change if the Amendment passes. Leases of 6 months or more will need to be filed with the POA if full privileges are to be granted.

As far as the timing we talked about that and we plan on moving the mailing date up to early February. The Audit has always been the stumbling block to an early mailing as we have always waited for the Auditors to complete their work so the Audit could be included in the Annual Meeting Mailing. This time we will not wait for the Audit and we will mail the Annual Meeting materials out in early February. The Audit will be posted on our website when completed with hard copies available in the POA office.

That should give us a solid six weeks+ to encourage returns of the ballot and energize volunteers to help call residents who have not participated in the vote to encourage them to vote.

Hope that brings you up to speed. I will let the Board President know about your request for a meeting. However, with the holidays that may be difficult.

Best regards- Peter

Re: Rental Covenant Change and Upcoming Vote

Sam Heidt <samheidt@gmail.com>

Dec 5, 2018, 4:29 PM

to Peter, SWhite, Steven, Pat, Edwina

Peter, there were two questions we needed info on - you answered the first one - the second question in the last email (and the original email) was

2. If, as is likely, we do not have enough votes to pass the change after the Board Vote is complete, how much more time do we have to affect the voting for the Covenant Change?

On Thu, Dec 6, 2018 at 4:34 AM Peter Kristian <PKristian@hhppoa.org> wrote:

Sam- The Board vote (election) and the Covenant amendment vote will both end at the same time. We are giving extra time at the front end with the early mailing so we can determine within the first few weeks where we stand on returns and then activate folks and the system to urge voter participation.

Peter

-----Original Message-----

From: Pat <jfdcpt06@yahoo.com>
Sent: Friday, December 7, 2018 2:03 PM
To: Peter Kristian <PKristian@hhppoa.org>
Subject: Time period for STR petitions

Peter I have been asked to verify with you and the Board about the amount of time that will be allowed to collect signatures after the March vote (if needed). Can you please verify what that amount of time will be? Thanks

Respectfully, Patrick J. Futterer, EFO

On Dec 7, 2018, at 2:38 PM, Peter Kristian <PKristian@hhppoa.org> wrote:

Patrick- The time to call for votes is while the vote is open. The voting on the Amendment is scheduled to end the same time as the vote for Board members. This is why we are mailing the voting materials

out early. This will allow for additional time to contact those who have not voted. Peter

-----Original Message-----

From: Patrick Futterer <jfdcpt06@yahoo.com>
Sent: Friday, December 7, 2018 3:04 PM
To: Peter Kristian <PKristian@hhppoa.org>
Subject: Re: Time period for STR petitions

Thanks for clarifying we had been under the impression from you that there would be additional time after the March Board vote. Thanks.

On Dec 7, 2018, at 3:07 PM, Peter Kristian <PKristian@hhppoa.org> wrote:

Pat- We spoke with our attorney and due to all the logistics the Board felt it best to start the voting early to give all more time for follow up and phone calling. Peter

-----Original Message-----

From: Patrick Futterer <jfdcpt06@yahoo.com>
Sent: Friday, December 7, 2018 3:43 PM
To: Peter Kristian <PKristian@hhppoa.org>
Subject: Re: Time period for STR petitions

Will there be a process for the petitions.

From: Peter Kristian <PKristian@hhppoa.org>
Date: December 8, 2018 at 5:58:55 AM EST
To: Patrick Futterer <jfdcpt06@yahoo.com>
Subject: RE: Time period for STR petitions

Patrick - There may be..... once we get the election materials out the heavy voting will be at the front end. Once we see where we are the plan is to bring in volunteers to train and make calls from the POA office to control the message . Going door to door may be indicated but with many out to town and on line participation available this seems to be the best approach. If we are still unable to get a group to respond to a phone call a personal visit may be indicated . However this must be done very carefully so as not to seem to intimidate or otherwise call the voting process into question. The cleaner way is online voting, voting by mail, phone called to follow up and then as a possible last resort a very carefully crafted door to door petition.

This sequence will also avoid possible duplication of voting if folks sign a petition and also vote . All the petition votes will need to be cross referenced so individuals do not vote twice. Again we do not want the integrity of the process to be called into question once the measure passes.

Peter
